

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the eighteenth day of January 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member

EXCUSED: Melvin Szymanski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
George Pease, Asst. Building & Zoning Inspector  
John Dudziak, Deputy Town Attorney  
Mary Nowak, Recording Secretary

January 18, 2006

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held January 18, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:35PM. Motion was made by Rebecca Anderson to approve the minutes from the December 21, 2005 Planning Board Meeting. Motion was seconded by Steven Socha and unanimously carried.

Rezone of 470 Aurora Street - Member Myszka asked how much time the applicant has to meet the conditions put on this rezone at the December 21, 2005 Planning Board Meeting. Chair Keysa stated that the Town Board would set the time limit for the conditions. Councilmember Donna Stempniak told the Planning Board that the Public Hearing for this rezone was held at the January 17, 2006 Town Board Meeting.

## **ACTION ITEMS -**

**PRELIMINARY PLAT PLAN REVIEW - PLEASANT MEADOWS SUBDIVISION- PHASE II, R-2 ZONING FOR 122 SINGLE FAMILY LOTS. SOUTH SIDE OF PLEASANTVIEW DRIVE, EAST OF HARRIS HILL ROAD. PROJECT NO. 9704. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN**

William Tuyn, Greenman-Pedersen, presented to the Planning Board the preliminary plat plan review for the 44.9-acre parcel in the Pleasant Meadows Subdivision. The R-2 zoned parcel is located south of the patio home development and directly north of Trentwood Trail. Mr. Tuyn stated that this plan has the same layout as the previously presented sketch plan with the addition of three lots on the north side of Seneca Place. The wetted ponds shown on the plan will be designed with sediment chambers near the street. Wetlands - Mr. Tuyn explained that the lots that abut the wetland area will be marked with monuments every fifty feet at the property lines.

## **DETERMINATION**

Based on the information presented to the Planning Board, John Gober made a motion to recommend approval of the preliminary plat plan to the Town Board. Motion seconded by Steven Socha and duly carried by a vote of 4 ayes and 2 nays.

**INFORMAL PRESENTATION - William Tuyn, Greenman-Pedersen, told the Planning Board that an application for a sketch plan is being prepared for the narrow portion of land at the north end of Juniper Lane in the Pleasant Meadows Subdivision. The sketch plan will show seven building lots for R-1 housing fronting on Juniper Lane and two building lots fronting on Pleasantview Drive. The lots on Juniper Lane will be approximately 85 feet wide and a minimum of 160 feet deep.**

## **OTHER MATTERS**

Member Anderson referred to two articles in the January/February 2006 issue of Coastal Services magazine that she thought would be of interest to the Planning Board. Chair Keysa asked the secretary to make copies of both articles and circulate them to the Planning Board.

At 7:56 PM Michael Myszka made a motion to adjourn the meeting. Motion seconded by Steven Socha and unanimously carried.